



**City of Tigard Comprehensive Plan
Hazards Policy Interest Team Meeting Agenda
June 21, 2007
6:30 – 8:30 pm**

Agenda for Meeting #1

6:30 – 6:50	Welcome Meeting Objectives Introductions Roles and Responsibilities	Marissa Daniels, Hazards PIT Staff Leader All
6:50 – 7:10	Comprehensive Planning Overview <ul style="list-style-type: none"> - schedule - role of interest teams - goals/policies/action items 	Marissa Daniels, Hazards PIT Staff Leader
7:10 – 7:45	Overview of Draft Building Blocks Discussion: <ul style="list-style-type: none"> - additions - changes - deletions 	Marissa Daniels, Hazards PIT Staff Leader All
7:45 – 8:10	Evaluation Exercise and Discussion	
8:10 – 8:15	Overview of Next Meeting Agenda: Review and refine draft policy statement	Marissa Daniels, Hazards PIT Staff Leader
8:15 – 8:30	Closing Comments Adjourn	



Policy Interest Team Roles and Responsibilities

May 22, 2007

Thank you for volunteering to help the City of Tigard define important aspects of our draft Comprehensive Plan policies. When adopted, the Comprehensive Plan will guide our community's planning, actions and investments over the next 20 years. The Comprehensive Plan sets policy direction for the City and should reflect the community's values.

As you will see by our agenda, we have a lot to cover in the meetings we have scheduled. The meetings will be facilitated by City staff. We are eager to hear from all of you. Through the course of our work, please adhere to the following:

- ◆ Attend all meetings. If you are unable to attend, send your comments to staff in advance of the meeting.
- ◆ Review material provided in advance of the meeting.
- ◆ Ask questions for information or clarification, not to challenge or intimidate.
- ◆ Consider all opinions as valid and worthy of respect.
- ◆ Be willing to learn, compromise and/or negotiate.
- ◆ Aim for a consensus that is fair and in the best interest of the community.



FOR MORE INFORMATION:

- Visit www.tigard-or.gov/2027
 - Visit www.lcd.state.or.us/LCD/goals.shtml
 - Sign up for the listserv at <http://www.tigard-or.gov/2027>
 - Or contact:
Project Manager, Darren Wyss
at 503-718-2442
darren@tigard-or.gov
-

We look forward to hearing from you!



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Comprehensive Plan



Frequently Asked Questions



Comprehensive Plan

What is the Comprehensive Plan?

The Tigard Comprehensive Plan is the primary document that guides land use decisions within the community. It outlines goals, policies, and action measures that are intended to reflect the community's values and aspirations for land use planning. It also aims to organize and coordinate the relationships between people, land, resources, and facilities to meet the current and future needs of Tigard.

The Tigard Comprehensive Plan is required by State law and must conform to 19 Oregon Statewide Planning Goals. Land development and related activities, including the City's development codes, must be consistent with adopted Plan goals and policies.

Why update the Comprehensive Plan?

It is now seven years beyond the year 2000 planning horizon of the City's 1983 Comprehensive Plan. Tigard has grown dramatically since 1983, from 18,379 residents to 46,300 today. Jobs and business activity have grown just as fast. Although minor updates have taken

Tigard 2027

place over the years, the 1983 Plan, in many ways, does not reflect current and projected community conditions. For this reason, it is necessary to undertake a thorough update. This is important to ensure the Plan remains a viable tool for decision-makers and citizens to use when seeking policy direction regarding land use and Tigard's future.



What is the process?

The first step in updating the Tigard Comprehensive Plan involved City staff developing a fact base to inform the update. The result was the Tigard 2007 resource document completed in February 2007. Key findings from Tigard 2007, combined with community issues and values will form the basis for Plan goals, policies, and action measures. Community issues and values were identified through the Tigard Beyond Tomorrow process and a number of community surveys completed over the last five years.

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The next step is to involve Tigard's citizens, businesses, and other stakeholders in developing draft goals, policies, and action measures. This will be accomplished by policy interest teams comprised of community volunteers that share an interest in one of the Comprehensive Plan topics. The draft goals, policies, and action measures will then be taken to workshops with the Planning Commission, where recommendations to City Council will be finalized.

How can I get involved?

- Join the Comprehensive Plan listserv for updates on meetings/events
- Join a policy interest team
- Review proposed goals, policies, and action measures and provide written comments through email or the website
- Attend open houses and other events
- Attend Planning Commission workshops
- Attend City Council hearings





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Comprehensive Plan



Key Definitions



Comprehensive Plan

Goals, policies and recommended action measures identify the intent of the

City to accomplish certain results. The goals and policies relate to one another and are obligations the City wishes to assume. Recommended action measures support the obligations to achieve a desired end, but do not signify an obligation themselves.

Goal

Definition - A general statement indicating a desired end or the direction the City will follow to achieve that end.

Obligation - The City cannot take action which violates a goal statement unless:

1. Action is being taken which clearly supports another goal.
2. There are findings indicating the goal being supported takes precedence (in the particular case) over another.

Policy

Definition - A statement identifying Tigard's position and a definitive course of action. Policies are more specific than goals. They often identify the City's position in regard to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Tigard 2027

Obligation - The City must follow relevant policy statements when

amending the Comprehensive Plan, or developing other plans or ordinances which affect land use. To amend the Comprehensive Plan, the City must show consistency with the Statewide Land Use Goals. Such an amendment must take place following prescribed procedures prior to taking an action that would otherwise violate a Plan policy.



Recommended Action Measures

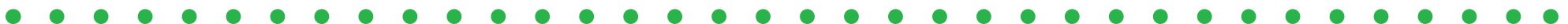
Definition - A statement which outlines a specific City project or standard, which if executed, would implement goals and policies. Recommended action measures also refer to specific projects, standards, or courses of action the City desires other jurisdictions to take in regard to specific issues. These statements also define the relationship the City desires to have with other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Comprehensive Plan

Obligation - Completion of projects, adoption of

standards, or the creation of certain relationships or agreements with other jurisdictions and agencies, will depend on a number of factors such as citizen priorities, finances, staff availability, etc.

The City should periodically review and prioritize recommended action measures based on current circumstances, community needs and the City's goal and policy obligations. These statements are suggestions to future City decision-makers as ways to implement the goals and policies. The listing of recommended action measures in the plan does not obligate the City to accomplish them. Neither do recommended action measures impose obligations on applicants who request amendments or changes to the Comprehensive Plan. The list of recommended action measures is not exclusive. It may be added to or amended as conditions warrant.





City of Tigard Comprehensive Plan

Resource Document A of the *Tigard 2007* resource report provided a summary of community surveys and work completed by Tigard Beyond Tomorrow. The summary outlined a number of key issues and values that the community has identified and it forms a solid foundation for updating the City's Comprehensive Plan. Below is a list of community issues and values developed from Resource Document A (which can be found in its entirety at www.tigard-or.gov/2027). Please review the list as it will provide important background information when discussing goals, policies, and action measures.

COMMUNITY VALUES

The citizens of Tigard value the location of the community and the ease of access to travel options.

The citizens of Tigard value the safe and quiet residential atmosphere of the community and the character of their neighborhoods.

The citizens of Tigard value trees and natural resources and feel that protecting these resources will benefit the community.

The citizens of Tigard value the public services that are provided to the community, particularly the library, parks, senior center, and police.

The citizens of Tigard value pedestrian and bicycle paths in the community and support the development of a well connected network.

The citizens of Tigard value access to neighborhood parks and open space within a half mile from their home.

The citizens of Tigard value access to bus service in the community.

The citizens of Tigard value the community's downtown core and support investment to make improvements.

The citizens of Tigard value and understand their responsibility to participate as members of the community.

The citizens of Tigard value access to educational opportunities for citizens of all ages.

The citizens of Tigard value small and local businesses that contribute to a healthy economy.

COMMUNITY ISSUES

The citizens of Tigard have identified traffic congestion as the top concern in the community.

The citizens of Tigard are concerned about the maintenance of community streets.

The citizens of Tigard are concerned about preserving community livability by minimizing neighborhood traffic.

The citizens of Tigard are concerned about population increases and the impact upon the community.

The citizens of Tigard are concerned about growth and development in the community and the compatibility between new and existing development.

The citizens of Tigard are concerned with the community's appearance, particularly the downtown.

The citizens of Tigard are concerned that the community's downtown is not living up to its potential.

The citizens of Tigard are concerned about the impact of growth on the community's natural resources.

The citizens of Tigard are concerned about the future of public services, which includes safety, schools and infrastructure.

The citizens of Tigard are concerned about the lack of a recreation program and the number of parks in the community.



6 . N A T U R A L H A Z A R D S

K E Y F I N D I N G S

- The Cascadia Subduction Zone could potentially cause a 8+ magnitude earthquake, affecting Tigard.
- Tigard is subject to more frequent shallow earthquakes (crustal fault earthquakes). These events typically do not exceed magnitude 4, but could go up to magnitude 7.
- There are four faults in Washington County and the Portland Hills Fault in Portland. Tigard is near the Portland Hills Fault; additional maps are needed to determine locations of the four Washington County faults.
- Earthquake hazards are determined based upon an analysis of soil type, fault locations, slope and bedrock characteristics.
- Fifty-eight percent of the City is subject to the greatest earthquake hazard level, with an additional 21% falling into the next hazard level. These areas include developed residential and commercial areas, as well as the Washington Square Regional Center. The City Hall government complex lies in both zones A and B.
- Wood-frame homes tend to withstand earthquakes better than unreinforced brick buildings. The majority of Tigard's residential buildings are wood-frame construction.
- In the mid-1990s, the Oregon Building Codes Division revised and upgraded its construction standards for new buildings regarding seismic events. In 1994, western Oregon – including Washington County - was placed in Zone 3, the second-highest hazard code for seismic risk.
- The City of Tigard's Municipal Code Chapter 16.12.020 requires all new commercial, industrial, and multifamily structures to conform to Oregon Structural Specialty Code requirements for Seismic Zone 3, while single-family construction must conform to the Oregon One and Two Family Dwelling Specialty Code for Seismic Category D1.
- The City of Tigard's Public Works Department is conducting a preliminary analysis of the potential impact on Tigard's built environment, as well as the most vulnerable critical facilities and infrastructure for all hazards. The results will be included in the 2007 *Natural Hazards Mitigation Plan Addendum*.
- Wildfire is defined as any fire occurring on wildlands that requires suppression response.
- There is an increased risk of wildfire in the urban interface zone where homes and other structures coexist with densely forested or natural areas.
- The increasing number of homes being built in the urban interface zone is increasing the threat of wildfire in Tigard. More than 30% of all land in Tigard is vulnerable to wildfire.
- Property owners are commonly uninformed about wildfire protection practices.
- In order to reduce the risk of urban interface wildfires, the State of Oregon passed the Forestland-Urban Interface Fire Protection Act of 1997 to engage property owners in reducing conditions conducive to significant wildfire. The act has yet to be fully implemented in Washington County.
- The City of Tigard had 159 brush and grass fires from 2001 until present.
- Washington County has not been impacted by historic wildfire events; however, an Oregon Department of Forestry study found approximately 122,982 acres of wildland/urban interface in Washington County.
- The City of Tigard works with Tualatin Valley Fire and Rescue to mitigate the effects of wildfire. The Tualatin Valley Fire and Rescue Department works to provide fire prevention and education to Tigard residents and businesses.



6 . N A T U R A L H A Z A R D S

- Tigard is within the Oregon Department of Environmental Quality's permanent burn ban area, so backyard burning is not allowed anywhere within Tigard.
- Landslides are one of the most widespread hazards in the United States, and are typically triggered by periods of heavy rainfall or rapid snowmelt. The incidence of landslides and their impacts on people can be exacerbated by human activities.
- Slow moving landslides are less likely to cause significant human injuries.
- The most common type of landslide in Washington County is caused by erosion.
- Landslides can affect utility services, transportation systems, and critical lifelines as identified in the County NHMA Plan. The loss of electricity has the most widespread impact on other utilities and on the whole community.
- Landslide events within the City have not historically had significant impacts on residents or caused major property damage, however, they have had an impact in Washington County. In 1996 there were 39 landslides within Washington County.
- Estimates of areas vulnerable to landslides include 286.2 acres of land in Tigard, and 4.3 miles of critical streets in Tigard. Landslides would affect less than 3% of the City's land area.
- The Tigard Municipal Code addresses landslide prevention in Chapter 16.28 and in the Community Development Code 18.775.070. Development on steep slopes (25% or greater) requires a sensitive lands permit.
- Oregon Senate Bill 12 addresses landslides and debris flow, in an effort to both prevent and handle landslide emergencies.
- The debris flow warning system is in conjunction with multiple local, state, and national departments and organizations. An update is currently being coordinated by the National Landslides Hazard Program (LHP) and NOAA.
- Human activities within the Tualatin Basin have significantly changed the hydrology of the watershed.
- Floods are Oregon's most frequently occurring natural disaster.
- The last major flood event in 1996 inundated 2.2% of the land area in Tigard.
- The City is at risk from two types of flooding: riverine and urban.
- The 100-year floodplain includes six streams and 7.9% of all land area in Tigard.
- The Federal Emergency Management Agency (FEMA) coordinates the effort to reduce the community's risk to flooding by mapping the 100-year floodplain.
- Oregon state law regulates development within the 100-year floodplain and Tigard complies through adoption of Metro's *Functional Plan* Title 3.
- The Sensitive Lands chapter of the Tigard *Community Development Code* implements Title 3 through the Clean Water Services' *Design and Construction Standards*.
- Floods can have a devastating impact on almost every aspect of the community, including private property damage, public infrastructure damage, and economic loss from business interruption.
- As of June 2006, Tigard owned 34% of the 100-year floodplain.

TIGARD COMPREHENSIVE PLAN POLICY BUILDING BLOCKS

HAZARDS

GOAL: 1. PROTECT PEOPLE AND PROPERTY FROM FLOOD, LANDSLIDE, EARTHQUAKE AND WILDFIRE HAZARDS.

POLICY BUILDING BLOCKS:

<u>Policy Principle (Cornerstone):</u>	<u>Other Building Blocks (actions and results)</u>
Protect life and property from hazards by preventing or minimizing the risk of hazardous occurrences.	<ul style="list-style-type: none">▪ Prevent development that would pose danger to life and property in areas where hazards cannot be mitigated.▪ Developers have the burden of proof to show that hazards can be mitigated to the extent necessary not to endanger life and property.▪ Promote the use of non-structural approaches to hazard mitigation.▪ Land acquisition priorities on high hazard areas to be used for recreation or open space purposes.▪ Maintain accurate information regarding natural hazard risks and past events.▪ Coordinate land use and public facility planning with public safety providers (law enforcement, fire safety, and emergency service providers) to ensure their capability to respond to hazard events.

Assembled Policy:

* Community issues and values are identified in Resource Document A of the Tigard 2007 Resource Report. The issues and values were compiled using the Tigard Beyond Tomorrow visioning process and past community surveys.

<u>Policy Principle (Cornerstone):</u>	<u>Other Building Blocks (actions and results)</u>
<p>Public Facilities need protection from destruction or damage by hazardous conditions.</p>	<ul style="list-style-type: none"> ▪ Have as a priority hazard protection of public services and facilities that are needed to provide emergency response services. ▪ Design and construct public facilities to withstand hazardous events. ▪ Retrofit existing facilities and services to contemporary standards to better withstand natural disasters and hazardous occurrences. ▪ Community Issue: The citizens of Tigard are concerned about the future of public services, which includes safety, schools and infrastructure. * ▪ Address planning for the protection of public facilities and services from hazards in the Tigard Public Facilities Plan and Community Investment Plan.

Assembled Policy:

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<u>Policy Principle (Cornerstone):</u>	<u>Other Building Blocks (actions and results)</u>
Contemporary building codes protect the built environment and human life from natural disasters such as earthquakes and flood events.	<ul style="list-style-type: none"> ▪ Apply and enforce building code standards to protect the built environment from natural disasters and other hazards. ▪ Recognize that existing buildings have not been built to contemporary building code standards and seek ways to encourage their retrofit to modern codes.

Assembled Policy:

<u>Policy Principle (Cornerstone) :</u>	<u>Other Building Blocks (actions and results)</u>
Protect life and property from the growing hazards of urban interface wildfires.	<ul style="list-style-type: none"> ▪ Education is a key component in reducing the risk of urban interface wildfire. ▪ Tigard Beyond Tomorrow Public Safety Goal 1, strategy #6 is that fire safety education will be effectively promoted in the community. ▪ Work with the Tualatin Valley Fire and Rescue Community Safety Program to provide information and education about urban interface wildfire to Tigard citizens. ▪ Enforce standards requiring the cutting of tall grass and combustible debris removal.

Assembled Policy:

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<u>Policy Principle (Cornerstone) :</u>	<u>Other Building Blocks (actions and results)</u>
<p>Reduce the risk to people and property from flooding.</p>	<ul style="list-style-type: none"> ▪ Comply with The Federal Emergency Management Association (FEMA) flood regulations, which include standards for base flood levels, flood proofing, and minimum finished floor elevations, etc. ▪ Update flood information as it becomes available. ▪ Comply with Metro Title 3 Functional Plan balanced removal fill requirements. ▪ Protect natural drainageways and wetlands as valuable water retention areas and where possible find ways to restore these areas. ▪ Community Value: The citizens of Tigard value trees and natural resources and feel that protecting these resources will benefit the community. * ▪ Emergency access is important to maintain to areas that are subject to flooding. ▪ Minimize impervious surfaces to reduce storm water runoff. ▪ Work with Clean Water Services to preserve the natural storm water drainageways to reduce the potential for flooding.

Assembled Policy:

* Community issues and values are identified in Resource Document A of the Tigard 2007 Resource Report. The issues and values were compiled using the Tigard Beyond Tomorrow visioning process and past community surveys.

<u>Policy Principle (Cornerstone) :</u>	<u>Other Building Blocks (actions and results)</u>
Protect people and property from slow moving and rapidly moving landslides.	<ul style="list-style-type: none"> ▪ Retain existing vegetation in areas with landslide potential to the greatest extent possible. ▪ Enforce standards that prevent or minimize the potential for landslides.

Assembled Policy:

POLICY BUILDING BLOCKS:

GOAL: 2. PROTECT PEOPLE AND PROPERTY FROM NON-NATURAL HAZARDOUS OCCURRENCES.

<u>Policy Principle (Cornerstone) :</u>	<u>Other Building Blocks (actions and results)</u>
<p>Non-natural hazardous occurrences can pose danger to human life and property. These events can include:</p> <ul style="list-style-type: none"> ▪ Mass casualty transportation accidents, ▪ Hazardous material releases, ▪ Severe storms, ▪ Terrorism, and ▪ Epidemics. 	<ul style="list-style-type: none"> ▪ Design, construct, and manage the surface transportation system to reduce the potential for mass casualty accidents and to provide the ability to evacuate when necessary. ▪ Quick response is a key to reducing casualties and property damage from non-natural hazardous occurrences. ▪ Medical treatment capabilities and capacity is important. ▪ Communication and coordination among a wide variety of agencies is a key element to respond to human created disasters. Tigard Beyond Tomorrow Public Safety Goal 3, strategy #2 is to coordinate Tigard

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	<p>emergency response providers.</p> <ul style="list-style-type: none"> ▪ A hazard mitigation plan coordinated with a variety of other agencies including the state and federal government is essential. ▪ It is important to inventory the locations where the hazardous materials might pose a danger to the public. This includes storage areas and transportation routes. ▪ Public education, awareness and self-sufficiency are important. ▪ The key to recovery is the maintenance of essential governance and public safety services.
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